

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

Exhibit 2 to Notices of Condemnation

Additional Notice for MVP Parcel Nos. NC-RO-052.000
and NC-RO-053.000

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
Civil Action No. 1:21-cv-47-TDS-JLW

MOUNTAIN VALLEY PIPELINE, LLC,

Plaintiff,

v.

EASEMENTS TO CONSTRUCT,
OPERATE, AND MAINTAIN A
NATURAL GAS PIPELINE OVER
TRACTS OF LAND IN ROCKINGHAM
COUNTY, GUILFORD COUNTY, AND
ALAMANCE COUNTY NORTH
CAROLINA, *et al.*,

Defendants.

**NOTICE OF
CONDEMNATION**

TO: Bill R. Broadnax
703 Main Street
Seaboard, NC 27876

PLEASE TAKE NOTICE that Plaintiff Mountain Valley Pipeline, LLC (“*MVP*”), by and through the undersigned counsel, hereby provides notice to you of the following, pursuant to Rule 71.1(d) of the Federal Rules of Civil Procedure:

1. MVP has filed an action in the United States District Court for the Middle District of North Carolina to condemn easements over and across certain property in North Carolina. The easements are necessary for MVP to construct, operate, and maintain an interstate natural gas pipeline and NC-RO-052.000 and NC-RO-053.000

related facilities and appurtenances (collectively, the “*Pipeline*”). The Pipeline has been approved by the Federal Energy Regulatory Commission (“*FERC*”) pursuant to an Order granting a Certificate of Public Convenience and Necessity dated June 18, 2020 (the “*Certificate Order*”).

2. You own or have an interest in property over which easements for the Pipeline are being taken by condemnation. The property is located in Rockingham County and is more particularly described in Book 1106, Page 1257 and Book 943, Page 720 of the Rockingham County Registry, and bears Rockingham County Parcel Identification Numbers 166621 and 166622, and is identified as MVP Parcel Numbers NC-RO-052.000 and NC-RO-053.000. As shown on the map attached as Exhibit A, MVP seeks to acquire the following rights and easements over the property:

Temporary Workspace	0.37 acres
Additional Temporary Workspace	0.11 acres
Possible Temporary Workspace	0.10 acres
Access Road	0.58 acres
Permanent Easement	0.37 acres
Total acres, more or less:	1.53 acres.

3. The authority for the taking is the Natural Gas Act, 15 U.S.C. § 717(h), and the Certificate Order.

4. The property is to be taken for the Pipeline, which FERC has declared a public convenience and necessity.

5. You may serve an answer on MVP's attorney within 21 days after being served with this Notice of Condemnation.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. The name of MVP's attorney is Charles E. Raynal, IV. Mr. Raynal's telephone number is (919) 828-0564 and his email address is charlesraynal@parkerpoe.com. Mr. Raynal can be served at Parker Poe Adams & Bernstein LLP, 301 Fayetteville Street, Suite 1400, Raleigh, North Carolina 27601. The names and contact information for additional attorneys for MVP are in the signature block below.

This the 22nd day of January, 2021.

PARKER POE ADAMS & BERNSTEIN LLP

/s/ Charles E. Raynal IV

Charles E. Raynal, IV
NC State Bar No. 32310
Michael J. Crook
NC State Bar No. 44322
301 Fayetteville Street, Suite 1400
Raleigh, North Carolina 27601
Tel.: (919) 828-0564 | Fax: (919) 834-4564
charlesraynal@parkerpoe.com
michaelcrook@parkerpoe.com

Katie M. Iams
NC State Bar No. 38368
620 S. Tryon Street, Suite 800
Charlotte, North Carolina 28202
Tel.: (704) 372-9000 | Fax: (704) 334-4706
katieiams@parkerpoe.com

Counsel for Mountain Valley Pipeline, LLC

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing was electronically filed with the Clerk of the Court by using the CM/ECF System. The undersigned further certifies that a copy of the foregoing will be served on the landowner shown above who can be personally served in accordance with Rule 4 of the Federal Rules of Civil Procedure.

This the 22nd day of January, 2021.

/s/ Charles E. Raynal IV
Charles E. Raynal, IV
PARKER POE ADAMS & BERNSTEIN LLP
301 Fayetteville Street, Suite 1400
Raleigh, North Carolina 27601
Counsel for Mountain Valley Pipeline, LLC

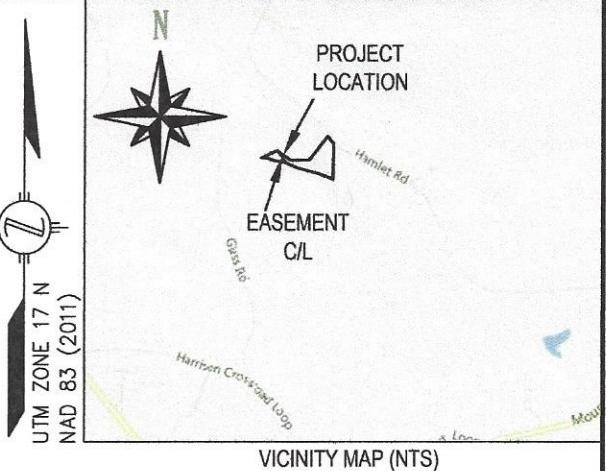
EXHIBIT A

Map of Easements

EXHIBIT A

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 1106, PAGE 1277
5. PARCEL ID: 166621
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED.



VICINITY MAP (NTS)

NC-RO-051.000
N/F
RAMONA FAYE MILLNER
DEED BOOK 987, PAGE 773

NC-RO-052.000
HEIRS OF DELMUS BROADNAX
DEED BOOK 1106, PAGE 1277
PARCEL ID. NO. 166621

NC-RO-053.000
N/F
HEIRS OF DELMUS BROADNAX
DEED BOOK 943, PAGE 720

LEGEND

	NGS MONUMENT
	EXISTING IRON PIPE OR PIN
	OIPS IRON PIN SET
	•CP COMPUTED POINT
	— LINE NOT TO SCALE
	PERMANENT ACCESS ROAD
	TEMPORARY ACCESS ROAD
	PERMANENT EASEMENT
	TEMPORARY WORKSPACE
	ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
	POSSIBLE TEMPORARY WORKSPACE

NC-RO-054.000
N/F
ROBERT R. BENNETT AND
MARY C. BENNETT
DEED BOOK 1187, PAGE 1527

POINT OF BEGINNING
N:13,234,765.91
E:2,026,288.05

NGS MONUMENT SHILOH
N: 13,217,602.44
E: 2,042,805.03
CSF = 0.99975126

N37°21'30"W
23,187.47' GRID

NGS MONUMENT BARNES
N: 13,216,335.22
E: 2,040,358.17
CSF = 0.99974929

HEIRS OF DELMUS BROADNAX

sq. ft.	acres
AREA OF PERMANENT EASEMENT:	15,764± 0.36 ACRES
AREA OF TEMPORARY WORKSPACE:	9,348± 0.21 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE:	2,044± 0.05 ACRES
AREA OF POSSIBLE TEMPORARY WORKSPACE:	4,391± 0.10 ACRES

feet rods
CENTERLINE OF EASEMENT: 325± 19.70±

SEE SHEET 2 OF 2 FOR LINE TABLES

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WENTWORTH
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley PIPELINE LLC

Pipeline Easement in Property of
Heirs of Delmus Broadnax

NC-RO-052.000
Deed Book 1106, Page 1277

Drawn By: DJB	Chkd By:	Appd By:	TRC Proj. No. 300423	Scale: " = 100'
Drawn Date: 1/23/19		DD	TWK	Sheet: 1 OF 2

MVP Proj. No.

100 50 0 100

GRAPHIC SCALE IN FEET

REVISIONS

A 1/23/2019	DJB	ISSUE FOR REVIEW
B 2/4/2019	DJB	UPDATED OWNER NAMES
C 4/20/2020	MSF	GENERAL REVISIONS
No. Date	Rev By	Description Checked



I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 1106, page 1277; that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 6th day of May, 2020

THOMAS WARNER KIMMEL, PLS

L 3674

LAND OWNER INITIALS: _____

DATE: _____

TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591

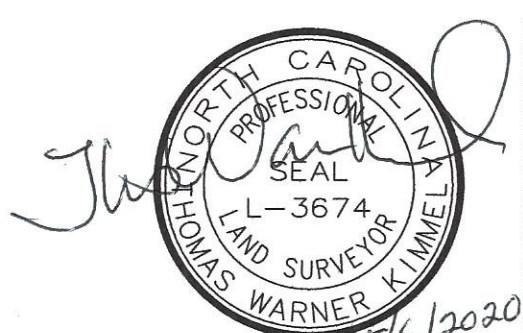
EXHIBIT A

PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°43'29"W	111.39'
L2	N40°00'26"W	282.49'
L3	N65°47'53"E	35.07'
L4	S54°03'44"E	66.95'
L5	S40°00'26"E	286.49'
L6	S40°13'17"E	21.00'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L20	N80°27'09"W	86.07'
L21	N42°07'00"E	56.37'
L22	S40°00'24"E	73.23'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L7	N40°13'17"W	21.00'
L8	N40°00'26"W	286.49'
L9	S54°03'44"E	78.24'
L10	S40°00'26"E	210.56'
L11	S40°13'17"E	59.06'
L12	N66°43'29"W	42.58'
L13	N66°43'29"W	6.80'
L14	N80°27'09"W	43.07'
L15	N40°00'24"W	73.23'
L16	N49°59'37"E	25.00'
L17	N40°00'26"W	172.11'
L18	N65°47'53"E	6.24'
L19	S40°00'26"E	282.49'

SEE SHEET 1 OF 2 FOR GRAPHICS AND LABELS



LAND OWNER INITIALS: _____
DATE: _____

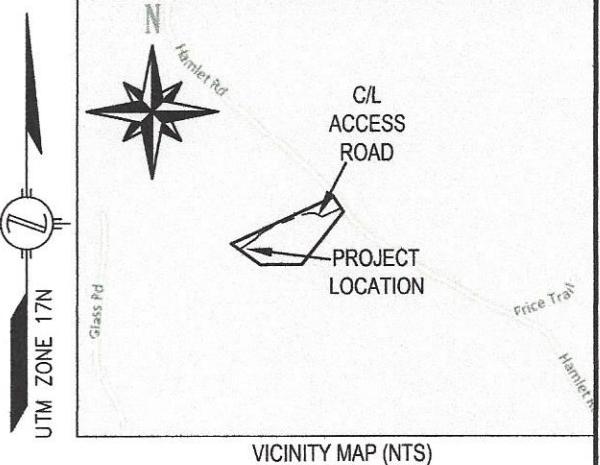
SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF WENTWORTH ROCKINGHAM COUNTY, NORTH CAROLINA				
 Mountain Valley PIPELINE LLC				
PIPELINE EASEMENT IN PROPERTY OF HEIRS OF DELMUS BROADNAX				
NC-RO-052,000 DEED BOOK 1106, PAGE 1277				
NC-RO-052,000				
Drawn By: DJB	Chk'd By: DD	Appd By: TWK	IRPC Proj. No. 300423	Scale: NTS
Drawn Date: 1/23/19			Sheet: 2 OF 2	MVP Proj. No.
REVISIONS				
A 1/23/2019	DJB	ISSUE FOR REVIEW		
B 2/4/2019	MSF	UPDATED OWNER NAMES	DD	
C 4/20/2020		GENERAL REVISIONS	TWK	
No. Date	Rev By	Description	Checked	

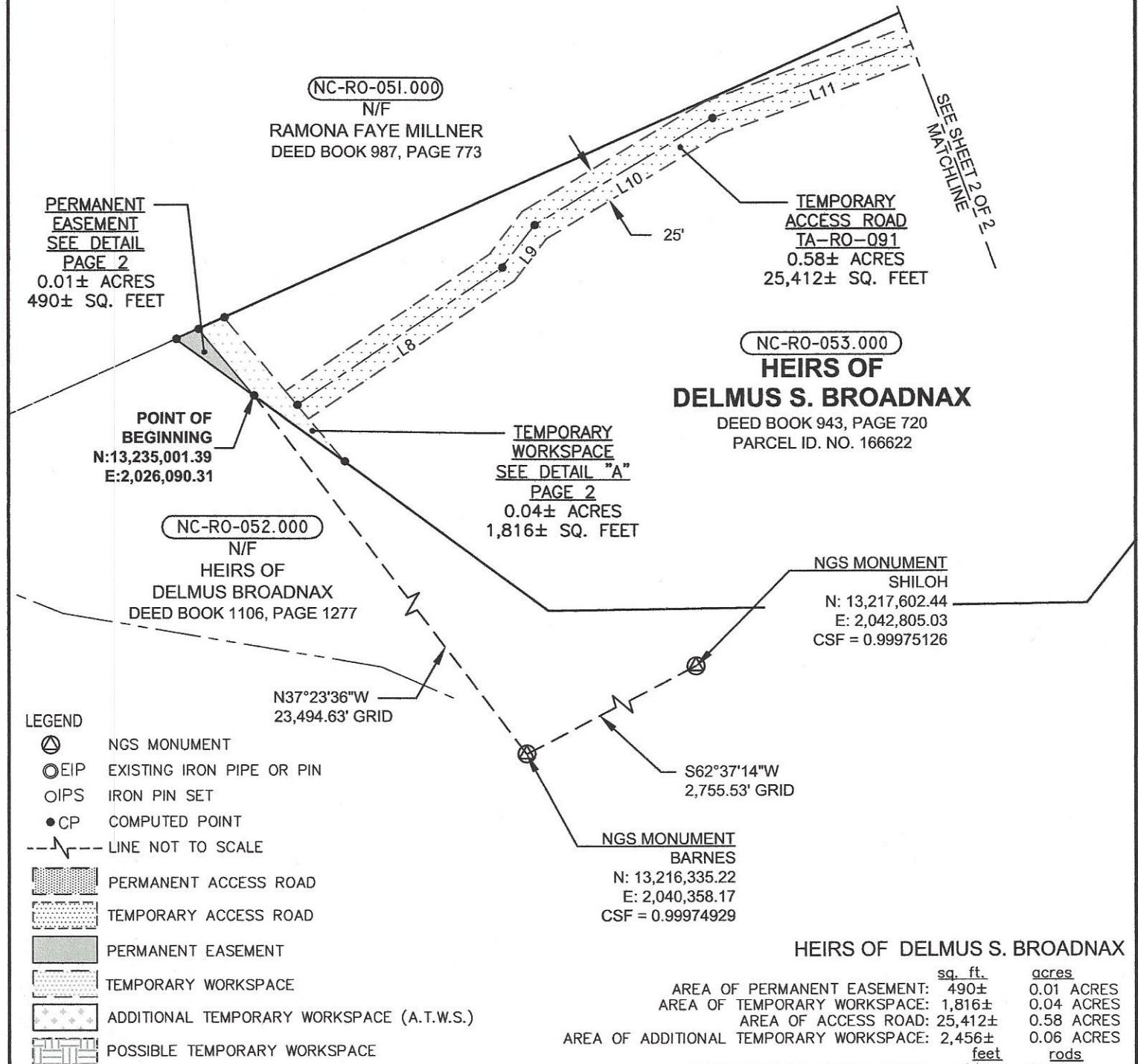
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2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 943, PAGE 720
5. PARCEL ID: 166622
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17N.
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
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VICINITY MAP (NTS)



I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 943, page 720); that the ratio of precision as calculated is 1:10,000+; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 11th day of May, 2020

THOMAS WARNER KIMMEL, PLS

LAND OWNER INITIALS: _____
DATE: _____

TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591



SEE SHEET 2 OF 2 FOR LINE TABLES

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF WENTWORTH
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley PIPELINE LLC

Pipeline Easement in Property of
Heirs of Delmus S. Broadnax
NC-RO-053.000
Deed Book 943, Page 720

Drawn By:	Chk'd By:	Appd By:	IRG Proj. No.:	Scale:
DJB			300423	1"=100'
Drawn Date:				Sheet: 1 OF 2
2/11/19	DD	TWK		MVP Proj. No.
				100

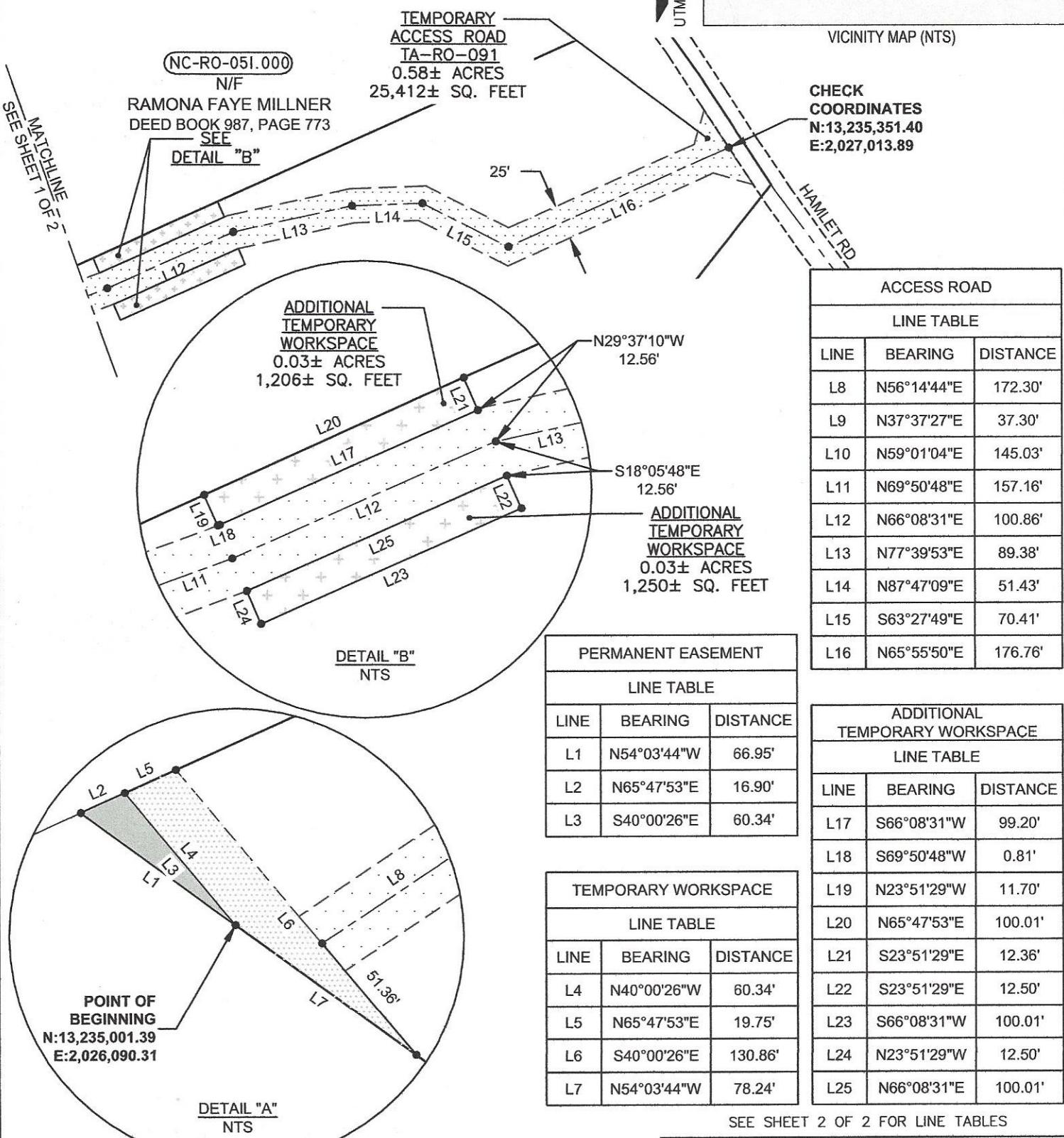
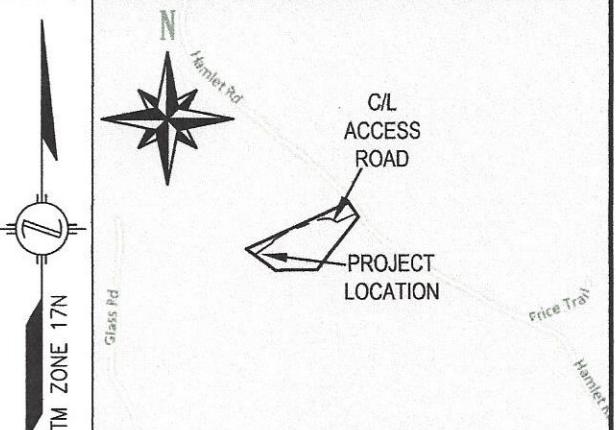
GRAPHIC SCALE IN FEET

REVISIONS		REMOVED INST#		
No.	Date	Rev By	Description	Checked
2	3/31/19			
3	04/20/20	MSF	GENERAL REVISIONS	TWK
4	05/11/2020	DD	GENERAL REVISION	TWK
No.	Date	Rev By	Description	Checked

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10. TEMPORARY EASEMENT TO BE ACQUIRED.



LEGEND

- (◎) NCS MONUMENT
- (○) EIP EXISTING IRON PIPE OR PIN
- (OIPS) IRON PIN SET
- CP COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
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FOR MVP SOUTHGATE
TOWNSHIP OF WENTWORTH
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley PIPELINE LLC

Pipeline Easement in Property of
HEIRS OF DELMUS S. BROADNAX
NC-RO-053.000
DEED BOOK 943, PAGE 720

NC-RO-053.000

Drawn By: DJB	Chk'd By:	Appd By:	IRPC Proj. No. 300423	Scale: 1"=100'
Drawn Date: 2/11/19		DD	TWK	Sheet: 2 OF 2 MVP Proj. No.
100 50 0 100				

GRAPHIC SCALE IN FEET

REVISIONS

No.	Date	Rev By	Description	Checked
2	3/31/19	MSF	REMOVED INST#	TWK
3	04/20/20	DD	GENERAL REVISIONS	TWK
4	05/11/2020			
No.	Date	Rev By	Description	Checked

LAND OWNER INITIALS: *JLW*

DATE: *5/11/2020*

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.